



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949
Phone 252-261-2394 / Fax 252-255-0876
info@southernshores-nc.gov
www.southernshores-nc.gov

**PLANNING BOARD
GENERAL APPLICATION FORM
TOWN OF SOUTHERN SHORES, NC 27949**

Date: 3/31/23 **Filing Fee:** \$200 **Receipt No. N/A** **Application No. ZTA-23-03**

NOTE: The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299.

Please check the applicable Chapter/Article:

- Chapter 30. Subdivisions-Town Code
- Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- Chapter 36. Article IX. Planned Unit Development (PUD)
- Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units *
- Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- Chapter 36. Article X. Section 36-303 Fees
- Chapter 36. Article X. Section 36-304-Vested Rights
- Chapter 36. Article XIV. Changes and Amendments

Certification and Standing: As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

Applicant

Name Town of Southern Shores

Address: 5375 N. Virginia Dare Trl.
Southern Shores, NC 27949

Phone (252) 261-2394 Email whaskett@southernshores-nc.gov

Applicant's Representative (if any)

Name _____

Agent, Contractor, Other (Circle one)

Address _____

Phone _____ Email _____

Property Involved: ___ Southern Shores ___ Martin's Point (Commercial only)

Address: _____ Zoning district _____

Section _____ Block _____ Lot _____ Lot size (sq.ft.) _____

Request: ___ Site Plan Review ___ Final Site Plan Review ___ Conditional Use ___ Permitted Use
___ PUD (Planned Unit Development) ___ Subdivision Ordinance ___ Vested Right ___ Variance

Change To: ___ Zoning Map X ___ Zoning Ordinance

Whaskett
Signature

3-31-23
Date

* Attach supporting documentation.



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ZTA-23-03

5-16-23

Ordinance 2023-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

ARTICLE I. Purpose(s) and Authority.

WHEREAS, pursuant to N.C.G.S. § 160D-701, the Town of Southern Shores (the “Town”) may enact and amend ordinances regulating the zoning and development of land within its jurisdiction. Pursuant to this authority and the additional authority granted by N.C.G.S. § 160D-702, the Town has adopted a comprehensive zoning ordinance (the “Town’s Zoning Ordinance”) and has codified the same as Chapter 36 of the Town’s Code of Ordinances (the “Town Code”); and

WHEREAS, the Town further finds that in accordance with the findings above it is in the interest of and not contrary to the public's health, safety, and general welfare for the Town to amend the Town’s Zoning Ordinance as stated below.

ARTICLE II. Construction.

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the adopted Town Code which are not repeated herein, but are instead replaced by an ellipses (“...”) shall remain as they currently exist within the Town Code.

ARTICLE III. Amendment of Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Southern Shores, North Carolina, that the Town Code shall be amended as follows:

PART I. That **Sec. 36-57 Definition of specific terms and words.** Be amended as follows:

Sec. 36-57. Definition of specific terms and words.

...

1 Lot width means the width of a lot at the required building setback line measured at
2 right angles to depth minimum horizontal distance between the side lot lines of a lot
3 measured from the front lot line at right angles to the rear lot line.

4
5 ...

6
7 **PART II.** That **Sec. 36-202. RS-1 single-family residential district.** Be amended as
8 follows:

9
10 **Sec. 36-202. RS-1 single-family residential district.**

11 ...

12 ...
13
14 (d) *Dimensional requirements.*

15 (1) Minimum lot size: 20,000 square feet.

16 (2) Minimum lot width for lots created after XX-XX-XXXX: 100 feet (measured at
17 the building setback line from the front lot line at right angles to the rear lot
18 line).

19
20 ...

21
22 **PART III.** That **Sec. 36-203. RS-8 multifamily residential district.** Be amended as
23 follows:

24
25 **Sec. 36-203. RS-8 multifamily residential district.**

26 ...

27 ...
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29 (d) *Dimensional requirements.*

30
31 ...
32
33 (2) Minimum lot width for lots created after XX-XX-XXXX: 75 feet (measured at
34 the building setback line from the front lot line at right angles to the rear lot
35 line).

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40 **PART IV.** That **Sec. 36-204. RS-10 residential district.** Be amended as follows:

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42 **Sec. 36-204. RS-10 residential district.**

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...
(d) *Dimensional requirements.*

...

(2) Minimum lot width for lots created after XX-XX-XXXX: 75 feet (measured at the building setback line from the front lot line at right angles to the rear lot line).

...

PART V. That **Sec. 36-205. R-1 low-density residential district.** Be amended as follows:

Sec. 36-205. R-1 low-density residential district.

...

(d) *Dimensional requirements.*

...

(2) Minimum lot width for lots created after XX-XX-XXXX: 100 feet (measured at the building setback line from the front lot line at right angles to the rear lot line).

PART VI. That **Sec. 36-206. Government and institutional district.** Be amended as follows:

Sec. 36-206. Government and institutional district.

...

(d) *Dimensional requirements.*

...

(2) Minimum lot width for lots created after XX-XX-XXXX: 50 feet (measured at the building setback line from the front lot line at right angles to the rear lot line).

1 ...

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3 **ARTICLE IV. Statement of Consistency with Comprehensive Plan and**
4 **Reasonableness.**

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6 The Town’s adoption of this ordinance amendment is consistent with the Town’s adopted
7 comprehensive zoning ordinance, land use plan and any other officially adopted plan that
8 is applicable. For all of the above-stated reasons and any additional reasons supporting the
9 Town’s adoption of this ordinance amendment, the Town considers the adoption of this
10 ordinance amendment to be reasonable and in the public interest.

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12 **ARTICLE V. Severability.**

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14 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are
15 hereby repealed. Should a court of competent jurisdiction declare this ordinance
16 amendment or any part thereof to be invalid, such decision shall not affect the remaining
17 provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the
18 Town of Southern Shores, North Carolina which shall remain in full force and effect.

19
20 **ARTICLE VI. Effective Date.**

21
22 This ordinance amendment shall be in full force and effect from and after the ____ day of
23 _____, 2023.

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26 _____
Elizabeth Morey, Mayor

27 ATTEST:

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29 _____
30 Town Clerk

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33 APPROVED AS TO FORM:

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35 _____
36 Town Attorney

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38 Date adopted:

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40 _____
41 Motion to adopt by Councilmember:

42
43 _____
44 Motion seconded by Councilmember:

45
Vote: ___AYES___NAYS